

MEMORANDUM OF AGREEMENT
REGARDING AN ECONOMIC DEVELOPMENT MASTER PLAN FOR
THE RE-DEVELOPMENT OF BOSTON STATE HOSPITAL

AGREEMENT made this day of August, 1992, by and between the Economic Development and Industrial Corporation of Boston (EDIC), the Boston Redevelopment Authority (BRA), the Lena Park Community Development Center (LPCDC) and the Boston State Citizen Advisory Committee (CAC) hereafter referred to collectively as "the PARTIES".

WHEREAS, the PARTIES wish to pursue the economic development of the property formerly known as the Boston State Hospital BSH, in Boston, Massachusetts; and

WHEREAS, the Commonwealth of Massachusetts has indicated its desire for the timely disposition and redevelopment of the BSH property; and

WHEREAS, the Boston State Hospital Citizens Advisory Committee is composed of local neighborhood groups, service agencies, private citizens and business leaders and was appointed by the Commonwealth of Massachusetts and convened by the Division of Capital Planning and Operations to develop written development guidelines for the Boston State Hospital site; and

WHEREAS, the Boston State Hospital Citizens Advisory Committee completed the development guideline and published its findings and recommendation in a report entitled, Boston State Hospital, Critical Choices Ahead, dated September 26, 1985; and

WHEREAS, the LPCDC is a well established community based organization which has a long record of planning and managing community development activities; and

WHEREAS, EDIC is the City of Boston's economic development agency and has been designated by Mayor Raymond L. Flynn as the lead agency on the Boston State Hospital project with a successful record in industrial development, assisting neighborhood based businesses and providing job training and placement to Boston residents; and

WHEREAS, the BRA is the City of Boston's planning and redevelopment agency with extensive experience in neighborhood planning, zoning and redevelopment; and

WHEREAS, the PARTIES have expressed their mutual desire to cooperate and collaborate with one another in preparing and implementing the Economic Development Master Plan ("MASTER PLAN") for the economic development of the BSH property to benefit contiguous neighborhoods;

WHEREAS, the Parties have expressed their mutual desire to substantially follow the development guidelines, published in the Boston State Hospital Citizen Advisory Committee report entitled, Boston State Hospital, Critical Choices Ahead, dated September 26, 1985.

NOW, THEREFORE, the PARTIES do mutually agree as follows:

1. The purpose of the MASTER PLAN is to recommend strategic actions which will bring economic benefits to area residents and help revitalize contiguous neighborhoods through the development of the BSH property.
2. The MASTER PLAN will include four main components: a development program and site plan; a financing plan for infrastructure improvements and development on the site; an implementation plan describing the roles of the PARTIES in implementing the MASTER PLAN; and a community development program which outlines the ways in which benefits derived from the development of BSH will be targeted to contiguous areas.
3. LPCDC will organize a Project Advisory Committee (PAC). In preparation for establishing the PAC, LPCDC will prepare an analysis of the constituencies to be represented on the PAC and the role of the PAC and, in consultation with the PARTIES, identify candidates for PAC membership. The purpose of the PAC is to represent the community and assist the PARTIES in preparing and in gaining broad support of the MASTER PLAN.
4. LPCDC will support the preparation of the MASTER PLAN by undertaking, among others, the following activities:
 - a) chair the PAC meetings;
 - b) provide community comment and review based on appropriate written and graphic materials which are products of the planning efforts;
 - c) seek to build consensus among the members of the PAC at key decision points in the planning and gain support for the MASTER PLAN;
 - d) organize and provide adequate written notice of all PAC meetings;
 - e) prepare a written record of the attendance and proceedings of all PAC meetings for the members of the PAC and the public;
 - f) keep the public informed of the progress of the master planning process;
 - g) participate in the master plan design and discussion on land-use planning.
5. The BRA will support the preparation of the MASTER PLAN by undertaking, among others, the following activities:
 - a) prepare appropriate written and graphic materials which reflect the products of the planning process;

- b) undertake appropriate data collection, planning analysis, demographic research and other appropriate actions needed to complete the MASTER PLAN work program;
- c) prepare written and other materials for presentation and discussion of various land use alternatives for the BSH property;
- d) analyze and prepare written recommendations regarding traffic and other environmental impacts of proposed development programs for the BSH property;
- e) prepare written recommendations and proposed text for zoning amendments necessary to implement the MASTER PLAN.
- f) participate in the master plan design and discussion on land-use planning

6. EDIC will support the preparation of the MASTER PLAN by undertaking, among others, the following activities:

- a) coordinate the activities of the PARTIES;
- b) prepare a work program for approval of the PARTIES and the PAC which identifies tasks to be undertaken, products produced, and a schedule for completion;
- c) undertake appropriate market and development feasibility analysis and other appropriate actions needed to complete the MASTER PLAN work program;
- d) prepare a final MASTER PLAN report which can be used to gain necessary approvals and actions by appropriate public bodies and to gain needed resources;
- e) prepare funding applications on behalf of the PARTIES.

7. This agreement shall remain in effect from the date of execution and will thereafter continue from year to year. A party may withdraw from this agreement by giving the other PARTIES ninety (90) days written notice.

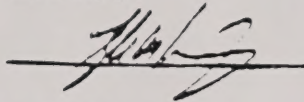
8. At the request of any other PARTY, implementation of the MASTER PLAN shall be joint and cooperative, and no PARTY shall respond independently to any request for proposal or other development opportunity for the BSH site.

9. This agreement may be amended by mutual written consent of the PARTIES.

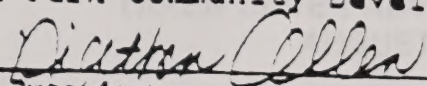
10. The terms and conditions of this agreement shall not abrogate or conflict with the responsibilities of the PARTIES established by State or Federal law or regulation.

IN WITNESS THEREOF, the PARTIES have caused this agreement to be executed by the officers duly authorized:

ATTEST:



Lena Park Community Development Corporation

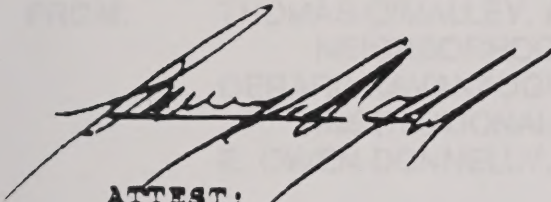
By: 
President

ATTEST:

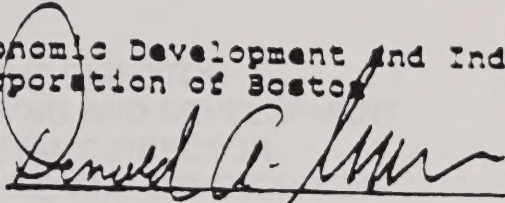
Boston Redevelopment Authority

By: _____

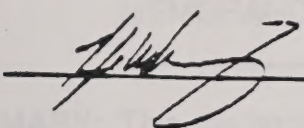
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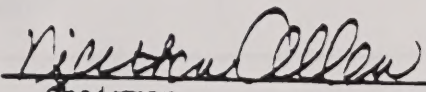
Economic Development and Industrial Corporation of Boston

By: 

ATTEST:



Boston State Hospital Citizens Advisory Committee

By: 
Chairman

Boston State Hospital is a large facility which the State has determined to no longer need for the provision of services to mental health patients. The property is located at the intersection of State Street and American Legion Highway and consists of 1.75 acres with 41 buildings in various stages of deterioration.

In 1983, the Citizens Advisory Committee (CAC) was organized as a Citizens Advisory Committee (CAC) to advise the Board of the Boston State Hospital. The CAC, after extensive study, submitted recommendations for the future of the property. Despite all-around support for the CAC's recommendations, redevelopment of the property has not proceeded.

More recently, the CAC and the Lena Park Community Development Corporation have sought the assistance of the City in pursuing the redevelopment of the site. In 1986, Mayor Flynn designated EDC as the lead City agency to formulate and implement a program which will result in the redevelopment of the Hospital site. In consultation with the Boston Redevelopment Authority, the parties have agreed this provision of a master plan for the site is necessary.

TAKEN UNDER ADVISEMENT
AUGUST 19, 1992

MEMORANDUM

OCTOBER 1, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
GERARD KAVANAUGH, ASSISTANT DIRECTOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
E. OWEN DONNELLY, DEPUTY DIRECTOR

SUBJECT: BOSTON STATE HOSPITAL MASTER PLAN:
MEMORANDUM OF AGREEMENT

SUMMARY: This memorandum requests authorization for the Director to enter into a Memorandum of Agreement with the Lena Park Community Development Corporation (LPCDC), the Economic Development and Industrial Corporation (EDIC), and Boston State Hospital Citizens Advisory Committee (BSHCAC) for the purpose of collaborating in the preparation of a Master Plan for the redevelopment of the Boston State Hospital.

Boston State Hospital is a large facility which the State has determined is no longer needed for the provision of services to mental health patients. The property is located at the intersection of Morton Street and American Legion Highway and consists of 175 acres with 41 buildings in various states of deterioration.

In 1985, the Commonwealth of Massachusetts organized a Citizens Advisory Committee (CAC) to advise it regarding the redevelopment of the Boston State Hospital site. The CAC, after extensive effort, produced recommendations for the reuse of the property. Despite widespread support for the CAC's recommendations, redevelopment of the property has not proceeded.

More recently, the CAC and the Lena Park Community Development Corporation have sought the assistance of the City in pursuing the redevelopment of the site. In turn, Mayor Flynn designated EDIC as the lead City agency to formulate and implement a program which will result in the development of the hospital site. In consultation with the Boston Redevelopment Authority, the parties have agreed that preparation of a master plan for the site is essential.

The Boston State Hospital site presents an unusual opportunity within the city to achieve significant economic expansion and associated benefits. The skills and experience that each of the parties bring to the proposed collaboration will result in the successful redevelopment of this currently unused asset.

It is recommended that the Director be authorized to enter into a Memorandum of Agreement which is attached hereto.

An appropriate vote follows:

VOTED: That the Director is authorized to execute a Memorandum of Agreement by and between the Boston Redevelopment Authority, the Economic Development and Industrial Corporation, Lena Park Community Development Corporation and the Boston State Hospital Citizens Advisory Committee for the purpose of preparing a master plan for the redevelopment of Boston State Hospital.